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LOWER VICTORIAN CONVERSION - THREE Large Bedrooms – Kitchen / Diner - Character Property Large Lounge - Family Bathroom – Large Front / Rear & Side Gardens - Highly desirable Blairhill area of Coatbridge.

AMARCO Estates are delighted to bring to the market this truly magnificent property that blends contemporary design with a warm, yet opulent inviting ambiance. Occupying a tremendous location in the idyllic Blairhill area of Coatbridge, lies this stunning 3-bedroom traditional lower sandstone conversion. Presented in show home condition.

Every room within this exceptional home boasts generous proportions and has been meticulously designed throughout. Upon entering the property, you are greeted by a spacious welcoming hallway which flows through the centre of this home leading you into every room in this luxury abode.

Stepping inside the large lounge area, the large bay windows filter through the natural light which bathes the entire room, creating a warm and inviting atmosphere. The spacious layout presents endless possibilities with an abundance of original features including high ceilings with ornate corning, not forgetting the main focal point - the enviable bespoke original feature fireplace perfect for cosy evenings or family gatherings.

The Master Bedroom is adjacent to this from the hallway with Bedrooms Two and Three situated behind these rooms in turn.

Further down the hallway is the Family Bathroom and the heart of the house – the stunning open plan Kitchen / Diner and breakfasting area. The perfect spot for preparing gourmet meals and hosting dinner parties. The stunning decor and high-quality finishes continue in the masterful snug area featuring a wood

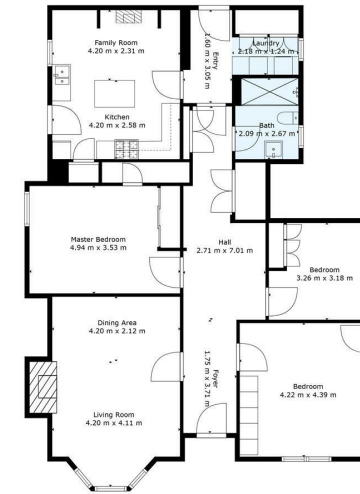
burner stove creating grandeur ambiance.

The magnificent, idyllic garden is a haven of relaxation and entertainment space creating an inviting atmosphere for all. The expansive gardens are mature and offer ample space for outbuildings and entertainment

This home truly has it all. Sophistication with a seamless blend of traditional charm and expansive space.

The property further benefits from having a Single Garage in addition to the large Front, Side and Rear Grounds. The gardens are bounded by a traditional stone wall and entry gates can be found to the front of the property as well as driveway gates to the side. There are three entrances to this stunning property with the Main Door facing West Canal St and two further entrances one to the rear (Laundry) and one to the side garden (Kitchen).

Blairhill is a conservation area and the property is mainly surrounded by similar large feature period properties. The location is within a five minute walk to Blairhill train station which offers direct links to Glasgow (19mins) and Edinburgh. The property is also within walking distance of local schools including St Ambrose High, Langloan / St Augustine's primaries. Blairgrove precinct and West Canal Street offer local shopping whilst the Monkland's Canal and local parks connect you to Drumpellier Country Park via walking / cycling paths minutes from the property's door.



TOTAL: 138 m²
FLOOR 1: 138 m²
EXCLUDED AREAS: FIREPLACE: 1 m²
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

